

Minutes
Mansfield Inland Wetlands Agency
Regular Meeting
Monday, February 1, 2016
Council Chambers, Audrey P. Beck Municipal Building

Members present: J. Goodwin, C. Ausburger, R. Hall, G. Lewis, K. Rawn, B. Ryan, V. Ward, S. Westa
Members absent: B. Chandy
Alternates present: P. Aho, T. Berthelot, K. Holt (6:33 p.m.)
Staff present: J. Kaufman, Wetlands Agent
L. Painter, Director of Planning and Development;

Chairman Goodwin called the meeting to order at 6:30 p.m. and appointed alternate Aho to act in Chandy's absence.

Approval of Minutes:

a. 1/04/2016 Regular Meeting:

Rawn MOVED and Ryan seconded to approve the 1/4/2016 minutes as corrected. MOTION PASSED UNANIMOUSLY.

Communications:

The Conservation Commission meeting minutes and Kaufman's monthly business memo were noted.

Public Hearing:

a. W1557 – C.L. Niarhakos, 101 East Road, 3 lot re-subdivision

Goodwin opened the continued Public Hearing at 6:35 p.m. Members present were Goodwin, Ausburger, Hall, Lewis, Rawn, Ryan, Ward, Westa, and alternates Aho, Berthelot and Holt. Aho was appointed to act. Kaufman noted an email request from the applicant to withdraw his application. Noting no further comments or questions, Hall MOVED, Ryan seconded, to close the Public Hearing at 6:36 p.m. MOTION PASSED UNANIMOUSLY.

Westa MOVED, Hall seconded to accept the applicant's January 15, 2016, request to withdraw the application. MOTION PASSED UNANIMOUSLY.

b. W1559 – Storrs Lodges, LLC, Application to Amend Inland Wetlands and Watercourses Map

Goodwin opened the Public Hearing at 6:37 p.m. Members present were Goodwin, Ausburger, Hall, Lewis, Rawn, Ryan, Ward, Westa, and alternates Aho, Berthelot and Holt. Aho was appointed to act. Wetlands Agent Kaufman read the Legal Notice into the record as it appeared in The Chronicle on 1/19/16 and 1/27/16 and noted 1/20/16 comments from the Conservation Commission, a 1/27/16 memo from Kaufman and a 1/9/16 Wetlands Investigation Report from Thomas W. Pietras, Professional Wetland and Soil Scientist, Pietras Environmental Group, LLC.

P. Anthony Giorgio, Ph.D., Managing Director of The Keystone Companies, LLC, introduced his team and reviewed the request for an amendment to the Inland Wetlands and Watercourses Map of the Town of Mansfield.

David Ziaks, President, F.A. Hesketh and Associates, Inc., explained why the applicant's wetlands flagging differed from the Town Wetlands Map.

George T. Logan, Registered Soil Scientist, Professional Wetland Scientist, REMA Ecological Services, LLC, recited his qualifications and then reviewed his methodology and conclusions. He explained the characteristics of the soils on the site as presented in his 11-25-15 Delineation Report. In response to a question about how or if weather conditions and/or the season when the sampling is done affects results, he explained that soils do not change composition from season to season or in various weather conditions unless there is a severe drought. He further reported that there were minor flag adjustments that slightly expanded the area of wetlands made after consultation with Mr. Pietras. He contrasted the current wetlands boundary as depicted on the Town's Wetland Map with the flagging that he conducted, showing the difference.

Thomas W. Pietras, Professional Wetland and Soil Scientist, Pietras Environmental Group, LLC., is the independent expert contracted by the Mansfield Inland Wetlands Agent to review and critique the applicant's report. He reviewed his credentials and presented his findings. He stated that he was in substantial agreement with the applicant's work except for three small areas where he was of the opinion wetland soils existed but were not depicted on the applicant's map. After consultation with the applicant, however, the applicant agreed to include those areas. With these revisions he stated that he was satisfied that the wetlands were properly depicted and mapped.

Brian Usher, 44 Meadowood Road, stated that he has lived at his property since 1985 and is very concerned about the possibility of construction on the subject site behind his property. He reports that his property and that of his neighbors are already extremely wet. The Chairman informed Mr. Usher that this is an issue that should be raised when/if any future application is brought before the IWA and PZC regarding developing the property because if not, the information he presented this evening will not be part of the public record of any future application.

Rawn MOVED, Ryan seconded, to close the Public Hearing at 7:29 p.m. MOTION PASSED UNANIMOUSLY.

Old Business:

a. W1557 – C.L. Niarhakos, 101 East Road, 3 lot re-subdivision

Item withdrawn.

b. W1559 – Storrs Lodges, LLC, Hunting Lodge Road (Parcel ID 15.21.3), Application to Amend Inland Wetlands and Watercourses Map

Ryan MOVED, Ward seconded, to amend the Inland Wetlands and Water Courses Map, Mansfield, CT pursuant to section 15.0 of the Mansfield Inland Wetlands and Watercourses Regulations to reflect the wetland delineation on a parcel located on the west side of Hunting Lodge Road (assessor's parcel id 15.21.3) conducted by REMA Ecological Services and reviewed by Pietras Environmental Group and depicted on a map dated 2/8/2007 revised through 1/8/2016 (File # W1559). MOTION PASSED UNANIMOUSLY.

New Business:

a. W1561– H. Raphaelson, Dog Lane, 2 lot subdivision

Ryan MOVED, Rawn seconded, to receive the application submitted by H. Raphaelson (IWA File #1561) under the Wetlands and Watercourses Regulations of the Town of Mansfield for 2-lot subdivision- Raphaelson Estates on property located on the east side of Dog Lane (assessor's parcel id 16.41.23) as shown on a map dated 1/12/2016 and as described in application submissions, and to refer said application to staff and the Conservation Commission for review and comments and to schedule a public hearing for 3/7/16. MOTION PASSED UNANIMOUSLY. A field trip is scheduled for February 10, 2016, at 3 p.m.

Reports from Officers and Committees:

None.

Other Communications:

Noted.

Adjournment:

Chairman Goodwin declared the meeting adjourned at 7:35 p.m.

Respectfully submitted,

Vera S. Ward, Secretary